BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

First Quarter, 2010

1 Value of Real Estate Transactions

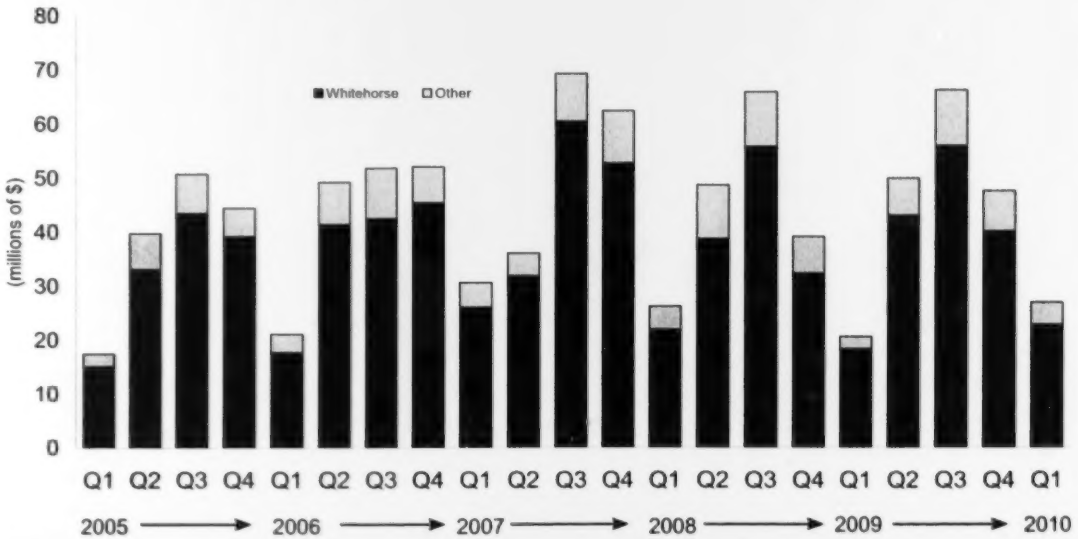
		Yukon	Whitehorse	Other
			($000)	
2010	Q1	26,909.8	22,757.7	4,152.1
2009	Q4	47,609.6	40,129.7	7,479.9
	Q3	66,302.3	55,964.5	10,337.8
	Q2	49,925.2	43,051.1	6,874.1
	Q1	20,549.8	18,247.8	2,302.0

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The total value of real estate transactions in Yukon for the first quarter of 2010 was $26,909,800. This is an increase of $6,360,000, or 30.9%, compared with the first quarter of 2009 which was $20,549,800. The first quarter of 2010 was the second highest first quarter total on record (2007 was $30,557,900)

On annual basis, real estate transactions in Yukon for 2009 totalled $184,386,900 compared to the annual total in 2008 of $179,783,800. This represents an increase of $4,603,100, or 2.6%.

In Whitehorse for the first quarter of 2010, the value of transactions totalled $22,757,700, an increase of $4,509,900, or 24.7%, compared to the first quarter of 2009. In the rest of Yukon, the value of real estate transactions in the first quarter of 2010 increased by $1,850,100, or 80.4%, compared to the same time period in 2009.



2 Value and Type of Real Estate Transactions in Whitehorse

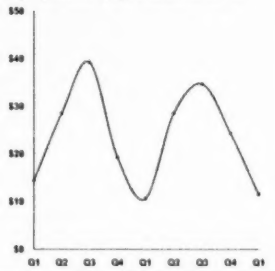
The value of real estate transactions in Whitehorse increased $4,509,900 or 24.7%, comparing the first quarter of 2010 ($22,757,700) to the first quarter of 2009 ($18,247,800).

		Total	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2010	Q1	22,757.7	11,558.0	385.5	1,417.4	6,187.2	2,024.5	0	0	1,185.0
2009	Q4	40,129.7	24,356.6	1,437.1	1,827.3	7,266.5	1,867.8	x	2,760.0	x
	Q3	55,964.5	34,682.4	1,619.9	3,079.5	4,457.4	4,899.7	1,326.3	3,574.0	2,325.4
	Q2	43,051.1	28,441.8	324.3	3,503.2	3,938.2	2,887.3	x	2,048.0	x
	Q1	18,247.8	10,639.3	585.0	x	5,069.9	1,220.0	0	x	x
Number of Real Estate Transactions										
2010	Q1	82	35	3	7	25	8	0	0	4
2009	Q4	139	75	11	9	30	8	x	3	x
	Q3	190	105	15	16	19	20	3	6	6
	Q2	149	89	4	18	17	12	x	4	x
	Q1	69	35	4	x	21	5	0	x	x

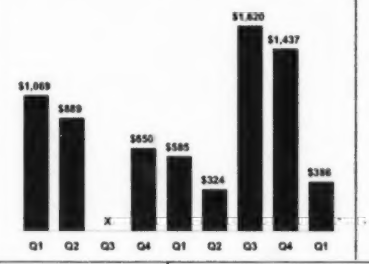
x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q1 2008 to Q1 2010, *by type of transaction*

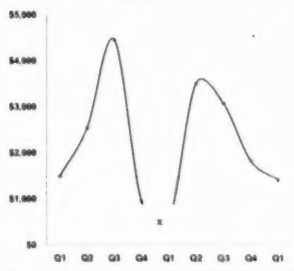
Sales of Single Houses
by quarter (Q), millions of $



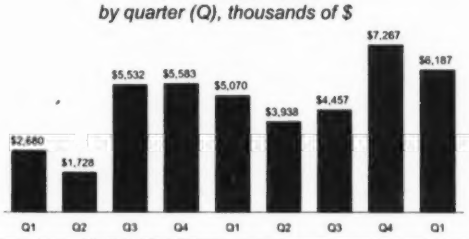
Sales of Family Lots[1]
by quarter (Q), thousands of $



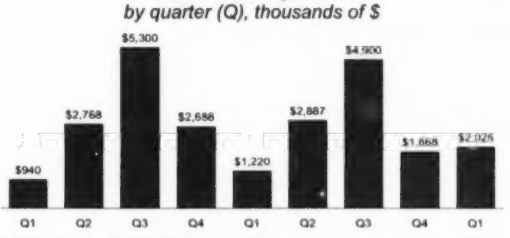
Sales of Mobile Homes
by quarter (Q), thousands of $



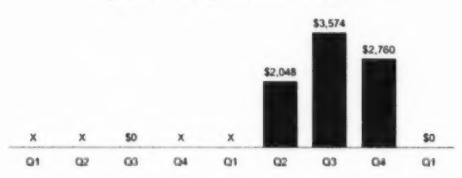
Sales of Condos
by quarter (Q), thousands of $



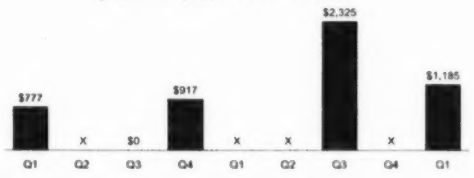
Sales of Duplexes
by quarter (Q), thousands of $



Sales of Commercial Properties
by quarter (Q), thousands of $



Sales of Industrial Properties
by quarter (Q), thousands of $



x = suppressed for confidentiality

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

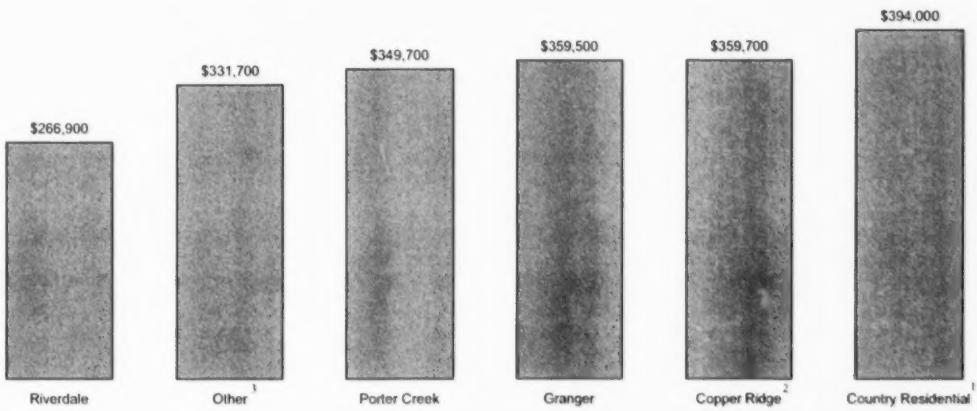
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2010	**Q1**	11,558.0	x	2,401.9	2,797.6	1,078.5	1,182.1	2,877.9	x	995.0
2009	**Q4**	24,356.6	1,007.5	4,312.9	4,738.9	x	1,687.5	11,122.0	838.0	x
	Q3	34,682.4	1,763.5	6,768.0	5,686.1	x	4,682.8	13,942.1	0.0	x
	Q2	28,441.8	x	4,548.0	3,079.2	2,903.0	2,848.2	11,624.7	x	1,920.3
	Q1	10,639.3	1,033.0	1,301.5	1,095.0	0.0	1,437.5	5,132.8	x	x
Number of Single House Sales						(no.)				
2010	**Q1**	35	x	9	8	3	3	8	x	3
2009	**Q4**	75	5	14	16	x	4	32	3	x
	Q3	105	6	22	18	x	13	40	0	x
	Q2	89	x	17	10	8	8	33	x	7
	Q1	35	4	5	4	0	4	16	x	x
Average Price of Single Houses Sold						($000)				
2010	**Q1**	330.2	x	266.9	349.7	359.5	394.0	359.7	x	331.7
2009	**Q4**	324.8	201.5	308.1	296.2	x	421.9	347.6	279.3	x
	Q3	330.3	293.9	307.6	315.9	x	360.2	348.6	0.0	x
	Q2	319.6	x	267.5	307.9	362.9	356.0	352.3	x	274.3
	Q1	304.0	258.3	260.3	273.8	0.0	359.4	320.8	x	x

x = suppressed for confidentiality. Rows may not total due to rounding.

- The ***average*** single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $26,200 or 8.6%, comparing the first quarter of 2009 ($304,000) to the first quarter of 2010 ($330,200). The highest quarterly average house price was in the second quarter of 2008 at $334,900.
- The ***median*** single house price in Whitehorse has increased $29,500 or 9.8%, comparing the first quarter of 2009 ($302,500) to the first quarter of 2010 ($332,000).

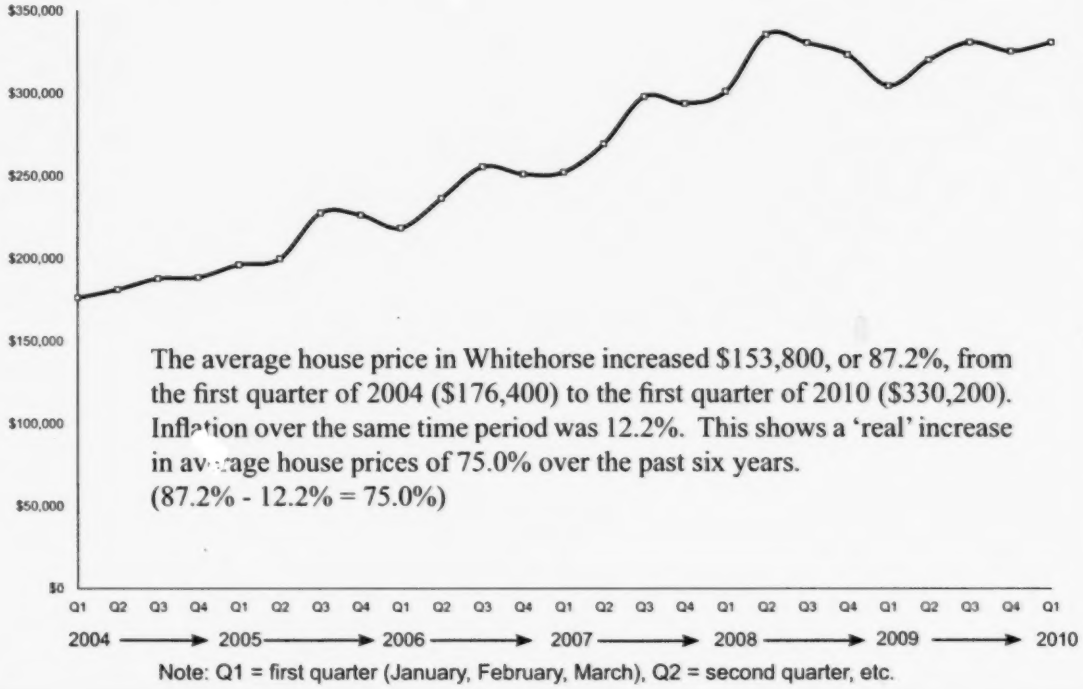
Average Price of Single Houses Sold, *First Quarter, 2010*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 2004 to the first quarter of 2010.


$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1
2004 2005 2006 2007 2008 2009 2010
The average house price in Whitehorse increased $153,800, or 87.2%, from the first quarter of 2004 ($176,400) to the first quarter of 2010 ($330,200). Inflation over the same time period was 12.2%. This shows a 'real' increase in average house prices of 75.0% over the past six years.
(87.2% - 12.2% = 75.0%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
Executive Council Office
Bureau of Statistics

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